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ANNUAL REPORT
OF THE
SURVEYOR GENERAL

OF THE
COMMONWEALTH OF PENNSYLVANIA,

FOR THE

Year ending November 30, 1870.



HARRISBURG:
B. SINGERLY, STATE PRINTER.
1871.

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REPORT.

SURVEYOR GENERAL'S OFFICE, }
HARRISBURG, December 15, 1870. }

To His Excellency, JOHN W. GEARY,
Governor of the Commonwealth of Pennsylvania:

SIR:—I have the honor to submit the following detailed statement of the operations of this Department, for the year ending the 30th ult.:

Business done during the year ending November 30, 1870.

- 14, 477 Searches for warrants and surveys required for patenting, copying, connections or other information desired in relation thereto, and re-filing the same.
- 851 Surveys received, calculated, compared with warrants, entered in book of county surveyors' returns, endorsed, numbered and filed.
- 48 Surveys received, examined, calculated, compared with warrants, entered in book of incorrect surveys and returned for correction.
- 30 Corrected surveys received, re-examined, calculated, entered in surveyors' list of returns, endorsed, numbered and filed.
- 88 Releases from the payment of indebtedness issued under the act of 15th April, 1869.
- 7, 890 Letters and applications for official documents and information received and attended to.
- 3, 541 Tickets for patenting issued.
- 2, 900 Patents written and endorsed.
- 2, 900 Patents recorded and indexed.
- 376 Warrants written, endorsed and filed.
- 376 Warrants copied and entered in register.
- 437 Warrants to accept surveys written, numbered and filed.
- 3, 955 Certificates of indebtedness directed to the State Treasurer
- 3, 955 Calculations of certificates for indebtedness.
- 3, 955 Treasurers' receipts entered.
- 3, 955 Treasurers' receipts delivered to Auditor General.

SURVEYOR GENERAL'S REPORT.

- 12 Monthly statements delivered to Auditor General.
 2,656 Vouchers written, journalized, posted into ledger and indexed.
 2,414 Accounts in ledgers closed.
 3,216 Certificates of liquidation of lien made out and addressed to the
 prothonotaries of the several counties, under act of 4th April,
 1868.

*Work done for which fees have been received, for the year ending Novem-
 ber 30, 1870.*

2,490 Copies of surveys.....	\$1,245 25
636 Copies of warrants.....	318 00
521 Copies of patents.....	478 00
1,883 Searches	470 75
199 Connections, embracing 1,956 tracts.....	537 00
87 Copies of applications.....	51 00
278 Certificates miscellaneous copies.....	233 77
376 Warrants issued.....	1,692 00
3,580 Patent fees, including warrants of acceptance and other fees	49,706 74
	<hr/>
	54,703 61
	<hr/>

STATEMENT showing the number of warrants, patents and certificates to the State Treasurer, issued from December 1, 1869, to November 30, 1870, and the amount of purchase money and fees for warrants, patents and copying fees received, and liens and mortgages paid during the same period.

MONTH AND YEAR.	New warrants	Acres.....	Patents on war- rants	Acres.....	Town lots patented	Mortgages paid....	Excess tickets	Certificates to State Treasurer.....	Purchase money...	Fees relating to warrants and pa- tents	Copying fees.....	Totals.
1869, December	10	541	86	10,808	4	1	1	102	\$1,344 72	\$1,278 13	\$402 22	\$3,025 07
1870, January	31	2,794	143	18,861	1	1	2	178	2,814 15	2,205 02	242 60	5,261 77
" February	36	1,923	170	21,963	.....	1	10	217	3,578 70	2,602 37	247 00	6,428 07
" March	32	2,059	205	25,879	17	.....	1	256	4,092 43	3,136 52	219 90	7,448 85
" April	37	4,070	361	58,806	40	.....	4	442	8,865 47	5,664 91	275 50	14,805 88
" May	46	3,118	702	112,021	66	1	4	899	16,995 78	10,768 34	352 65	28,116 77
" June	50	3,494	588	90,496	31	4	4	652	14,725 07	8,858 72	379 20	23,962 89
" July	24	2,591	346	51,155	15	1	9	390	11,278 85	5,286 73	222 35	16,787 93
" August	32	1,899	273	34,863	40	3	.....	324	9,282 04	4,264 45	231 50	13,777 99
" September	31	2,315	260	75,943	3	1	1	298	8,523 89	3,900 95	308 80	12,533 64
" October	25	3,273	128	22,450	.....	1	1	155	3,775 04	1,875 21	257 50	5,907 75
" November	22	1,200	101	15,135	.....	4	4	132	3,370 51	1,557 39	165 65	5,093 55
Totals.....	376	29,187	3,363	537,880	217	21	38	3,955	88,446 65	51,398 74	3,304 87	143,150 26

Purchase money.....	\$88,446 65
Warrant and patent fees.....	\$51,398 74
Copying fees.....	3,304 87
Total receipts.....	143,150 26

The foregoing exhibit of the revenue brought to the State Treasury through the operations of this Department, for the past year, shows a most gratifying result. The amount of purchase money, interest and fees received being largely in excess of that of any one year for the past fifty years, and is greater, by at least fifty per cent., than the records show to have been received for any official year during the preceding thirty-five years, there being but three within that time that at all approximate it, to wit: 1837, 1838 and 1864, as will be shown in detail hereafter.

Whilst there remained a considerable quantity of unappropriated lands in the State, the yearly revenue of the office was largely derived from their sale, which required but little detail labor; but the vacant land being nearly all taken up, the receipts were mainly derived from the issuing of patents, which involved much more work in proportion to the revenue received, especially since many of the tracts have been so sub-divided as to give a much greater number of courses and distances in the parts than the original surveys contained, and which, of necessity, had to be recited in the patents and in the enrolled copies; besides, in the earlier times of the office, patents were usually issued to the warrantees, but now it frequently occurs that a large number of owners' names have to be written and several times repeated in them, and in all the vouchers and entries relating to them; and also a certificate in each case, directed to the prothonotary of the county in which the land is situate, in order to satisfy the lien entered in the county land lien docket, is now required by the act of 4th April, 1868.

During the official year just ended, the whole number of patents applied for, was three thousand five hundred and eighty, (3,580,) covering five hundred and thirty-seven thousand eight hundred and eighty (537,880) acres, or more than the one fifty-sixth part of the area of the entire Commonwealth. And when it is borne in mind that no suits have been brought or additional costs imposed upon the owners of unpatented lands to secure this result, it gives encouragement to the belief that the people owning such lands desire to perfect their titles, as it also shows that if only a part of the usual promptness in enforcing payment from other delinquent debtors be manifested by the Commonwealth, in relation to these claims, but a few years would elapse until all the lands of the State would be patented and the accounts in this office closed.

The work of patenting lands increased so rapidly during the months of April and May, that it was found that the clerical force provided for in the last appropriation bill was inadequate, and therefore, on this subject, I wrote your Excellency, under date of June 1st, as follows: "Since the year 1865, fourteen clerks have been employed in this Department. The appropriation bill, passed April 6, 1870, provides for the payment of eleven clerks only. At the time of the passage of the bill, the force provided for

by it was deemed sufficient for the incoming fiscal year. The very great increase in the business of this Department has demonstrated that the force provided will be insufficient to carry on the business promptly. The receipts and current business of the office for the month (May) just closed, has been equal to that of the entire previous year, and I am inclined to believe there will be no material diminution in it for months to come. At present there is a great accumulation of unfinished business on hand, and the reduction of the number of clerks, which takes place from and after to-day, will render it impossible to perform the duties of the office with reasonable promptness. I am of the opinion that it would be for the best interests of the Commonwealth and her citizens interested in the settlement of land titles and the patenting of lands, that the clerical force should remain as heretofore, notwithstanding the fact that no provision has been made by law for the payment of the salaries of three of the number of clerks heretofore employed, and that the subject should be brought to the notice of the Legislature at its next session, for an appropriation to meet the deficiency."

The foregoing communication was returned by your Excellency, with the following endorsement: "I have carefully read and considered the within letter, and in view of the large amount of business and the increasing collections in your office, I am of the opinion that a sufficient clerical force should be retained. The Legislature will certainly sanction the expenditure, as the true interests of the State will be advanced. I therefore advise you to retain a sufficient force so long as it may be required."

The three clerks for whom no appropriation was made, were continued, and, notwithstanding the fact that very faithful work, during office hours, was required, and that several of the clerks worked during the evenings, the greater part of the summer, a very considerable number of applications for patents, on which arrearages and fees have been paid, have not yet been reached in their order of priority. Should there be a diminution in the business of the office for the winter months, which is usually the case, and after the work that remains unfinished shall have been brought up, an opportunity will be afforded to copy the following warrant registers or indexes, containing records of warrants in the counties of Philadelphia, Chester, Bucks, Luzerne, Susquehanna, Bradford, Tioga, Juniata, Lawrence, Fulton, Cumberland, Franklin, Lycoming, Clearfield, M'Kean, Perry, Wyoming, Northampton, Lehigh, Wayne, Pike, Berks, Schuylkill, Clarion, Lancaster, Dauphin, Lebanon, Delaware, Montgomery, Allegheny, Beaver, Butler, Crawford and Venango.

These records especially need copying; they are invaluable, and, from much use, have become so worn and dilapidated that they cannot be rebound, *and yet must be preserved*. There are, also, other records that

should be copied, but those just named ought to be transcribed into new books without delay. I would, therefore, urge that a joint resolution of the two Houses of the Legislature be passed, early in the session, to make provision for the payment of the three clerks from the first of June last, and until the next general appropriation bill goes into effect. It may not be out of place in this connection to remark, that the sum received for *fees* alone, during the year, amounts to fifty-four thousand seven hundred and three dollars and sixty-one cents, (\$54,703 61;) whilst the aggregate amount of all salaries in the office for the same time, including the three clerks not provided for, is twenty-three thousand four hundred dollars, (\$23,400.)

Had the dilatory legislation proposed last winter been permitted to go upon the statute books, doubtless the receipts of this office would have been very materially diminished. It is certainly not the desire of the State to harass the owners of unpatented lands, nor in any case to take away their possessions by legal process, so long as due diligence in the liquidation of their indebtedness is shown; and my judgment is strongly in favor of permitting the Attorney General to exercise what the law now gives him—discretionary power as to bringing suits. It should not be taken away, nor postponed, and could not rest in safer hands.

Within the past thirty-five years, two systems for the collection of unpaid purchase money and fees due upon unpatented lands have been tried—the first thoroughly, but without satisfactory result—that of the graduating act of 1835 and its supplements; the other, the present system; and it is but fair to remark, that nearly four years of the time since the passage of the act of 1864 were required to get out the data, and prepare the land lien dockets now in the prothonotaries' offices of the several counties, so that that period of time should, to a great extent, at least, be deducted from the result of the operations of the act of 1864. Below find a statement of the number of warrants and patents issued, as well as revenue received, under the well-known graduating act of 10th April, 1835:

During years of	No. of war- rants issued.	No. of pat- ents issued.	Receipts.
1835 and 1836.....	640	1,000	\$26,395 94
1837	978	1,225	73,944 07
1838	231	1,131	61,765 57
1839	569	943	33,249 89
1840	464	671	37,088 06
1841	433	398	22,837 76
1842	372	465	21,194 95
1843	173	192	7,991 41
1844	92	322	11,568 87
1845	242	255	11,778 77
1846	289	272	13,235 96
1847	343	283	15,293 04
1848	430	301	21,454 91
1849	363	302	17,198 23
1850	336	315	16,251 58
1851	447	916	43,152 96
1852	530	931	40,243 41
1853	681	774	37,904 09
1854	508	582	28,675 25
1855	367	555	17,128 23
1856	433	445	24,293 71
1857	410	366	21,553 53
1858	236	234	12,948 49
1859	292	208	13,559 22
1860	344	225	11,325 42
1861	179	144	7,242 80
1862	126	110	5,230 61
1863	276	297	18,457 03
	10,884	13,862	672,963 76

It will be seen from the foregoing table that the whole number of patents issued by virtue of the graduating act, from 1835 to 1863, twenty-eight years in all, was thirteen thousand eight hundred and sixty-two, (13,862,) and the revenue received, six hundred and seventy-two thousand nine hundred and sixty-three dollars and seventy-six cents, (\$672,963 76,) as against eight thousand two hundred and ten (8,210) patents issued, and three hundred and seventy-two thousand seven hundred and six dollars and forty-one cents (\$372,706 41) received since the passage of the act of 20th May, 1864, a period of seven years, as follows, to wit:

YEAR.	Warrants issued.	Patents issued.	Receipts.
1864.....	885	771	\$91,966 70
1865.....	632	1,966	41,472 67
1866 *	291	344	19,030 47
1867.....	275	294	20,164 89
1868.....	334	554	27,282 42
1869.....	234	701	29,639 00
1870.....	376	3,580	143,150 26
	3,027	8,210	372,706 41

RECAPITULATION.

28 years under the graduating act.....	\$672,963 76
7 years since passage of act of 1864.....	<u>372,706 41</u>

Heretofore the two systems have been contrasted in a general way, but in this instance the complete workings are given in detail, for the information of all who may be interested.

The liens against unpatented lands must be collected sooner or later. No other theory as to them can be maintained by fair-minded men, because the great body of the land owners have paid for their lands in full and taken out patents. And, as has just been shown, eight thousand two hundred and ten (8,210) tracts have been patented, and three hundred and seventy-two thousand seven hundred and six dollars and forty-one cents (\$372,706 41) paid into the State Treasury on account of lands within the last seven years. Why should a very small minority now be in any way exempted or relieved? If this were done as to the (say) twelve thousand tracts, or thereabouts, remaining unpatented, and not covered or interfered with by patented tracts in other warrantee names, would not the State, in order to be just, or even fair, in its dealings, have to refund the money received on the one hundred and odd thousand tracts which have been patented and fully paid for? To do this, even if the proper proportion of money in each case could be arrived at, which is impracticable, would take more than a million of dollars from the State Treasury, an act which would be against good faith to the creditors of the State and altogether unwarrantable. On the other hand, a sound public policy demands the patenting of these lands, in order to perfect and perpetuate titles; and it is as clearly the duty of the State to collect these arrearages, as a source of revenue, as

* During the years 1866, 1867, 1868 and 1869, the land lien dockets were prepared and forwarded to the prothonotaries of the several counties.

it is to require other delinquent debtors to pay what they owe. This being the case, shall a vigorous enforcement of the laws, as they now stand, dispose of this business with a profit to the State, or shall it, in the future, by adverse legislation, as in very many years of the past, be permitted to drag along an indefinite time, a burden to the State?

An investigation of the subject shows that many causes have operated to prevent the prompt patenting of the lands in this State—the rates of interest charged by the Commonwealth being so much less than money was worth, may be regarded as prominent—ineffective legislation—and last, but not least, the ruling of our courts that parties owning lands under a warrant and return of survey thereon, had an estate they could devise, and also protect by the ejectment of intruders—one that they could alienate as of fee, although the legal title, the fee simple, remained in the Commonwealth, in trust, nevertheless, to be conveyed to the equitable owner whenever the original purchase contract should be fully complied with, made as a necessity of the times, has been taken advantage of, for the reason that the holders of such lands knew their rights were good as to third persons, and they felt that they could presume upon the leniency of the State. This ruling was not intended to work an injury to the Commonwealth, as to the arrearages and fees due, for they were a first charge or lien against the lands, and even under the laws prior to the act of 1864, could have been collected by ejectment—the last named act directing the liens to be entered in the counties, being only in the nature of a cumulative remedy. The patent fee is an incident of the contract, and was intended as a source of revenue, and not simply as a compensation for work to be done. Under the head of “patents,” Judge Jones, in his work on “Land Office Titles,” says: “The Commonwealth may insist upon having them (the patents) taken out by the occupants of the lands, and recover in ejectment if they will not do so. The Commonwealth has an interest in the fees of patenting, for they are a branch of the public revenue.”

Besides the enactments to enforce the payment of these claims, and compel the patenting of lands, there are other reasons which appeal directly to the interest of the owners of unpatented lands; they are these: A very considerable number of surveys are on what is known as the excess file, that is to say, the excess of land included in the survey, over and above the quantity of acres for which the warrants issued, has not been paid for, as the law requires, and therefore no title vests for such excess. Surveys returned by virtue of “actual settlements,” made north and west of the Ohio and Allegheny, where patents have not issued, are without other record except being placed upon the unpatented files. No other account has heretofore been taken of them until application for patent was received, as not one cent of the purchase money has ever been paid for the land.

And should one of these surveys be lost, or become so worn and obliterated that the courses and distances could not be made out, it would be very difficult, in most instances, to have its place supplied, which might lead to confusion and trouble to the parties holding under such actual settlement right. And what has here been said, applies with more or less force to all surveys remaining on the *unpatented files*; for it is a well-known fact that when any return of survey is so worn and defaced, from frequent handling, and from the effects of time or other causes, that its courses, distances and monuments cannot be made out, the greatest difficulty has been experienced to obtain duplicate copies from the county surveyors, owing to the formation of new counties, and the indifferent manner or want of system in which many of the deputy surveyors' offices were kept in the past. Therefore, aside from the coercive power of the law, it is clearly the interest of all owners of unpatented lands to obtain patents, which in themselves, being made on parchment, serve for many years to perpetuate the boundaries of their tracts, and being enrolled here—that is, copies kept in books provided for that purpose, from which duplicates can be furnished, and they may be placed on record in the counties in which the lands are situate, thus enabling the owners, at any time thereafter, without difficulty, to refer to the evidence of their original titles.

It may not be improper, in this connection, to remark, that this building is not fire proof, and notwithstanding my urgent recommendations, made on that subject in my previous annual reports, no steps have thus far been taken to make it a safe depository of these most important public records, though it could be made comparatively so at no very considerable cost, if iron cases, in which to file the papers and record books, were furnished.

There may be defects in the present mode of collecting the liens against unpatented lands, which may be developed in its workings hereafter. When they are developed, and experience has indicated the remedies to be applied, they can intelligently be made the subject of recommendation. But the results thus far have been so satisfactory that it is not thought necessary or desirable that any radical change or even alteration be made at this time.

In relation to the future operations of the Department, in other respects, some important changes in the laws might be made that would be of advantage; as, for instance, an uniform price for all vacant lands throughout the State should be established; the distinction kept up between what is known as the "Old Purchase" and the "Last Purchase," should be abolished. A law to compel parties occupying vacant lands, by improvement and settlement, to take out warrants and perfect their titles, should be enacted; and also, in order to prevent the accumulation of new surveys on the unpatented files hereafter, an act should be passed, fixing a shorter time for placing

warrants in the hands of county surveyors, and limiting them to the shortest practicable time for making returns thereon; and requiring patents to be taken out in, say, six months from the date of return of survey, unless suspended by caveat. A definite and limited time should also be fixed for the return of surveys on warrants heretofore issued, in order that all the unfinished business of the Department may, at an early period, be completed. A law is also needed to prevent waste and punish trespassers on vacant lands, and the fee bill relating to this office requires revision. My views on these subjects are substantially embodied in Senate bill, No. 427, from sections nine to eighteen, inclusive, which was before the Senate for its consideration at the session of 1868.

The following sums have been paid, during the past year, to the Agricultural College of Pennsylvania, located near Bellefonte, by order of the Board of Commissioners of the Agricultural College Land Scrip Fund, being the interest and premium on three hundred and eighty-one thousand five hundred dollars, (\$381,500,) United States and Pennsylvania bonds, (now deposited for safe-keeping with the Auditor General of the State,) viz:

Jan. 3, 1870.	Interest on \$126,000, U. S. 5-20 bonds	\$3,780 00
Do.	Premium on the above, at $19\frac{1}{2}$ per cent.....	737 10
Feb. 7, 1870.	Interest on \$255,500, Pennsylvania State bonds,	7,665 00
July 2, 1870.	Interest on \$126,000, U. S. 5-20 bonds	3,780 00
Do.	Premium on the above, $11\frac{1}{4}$ per cent.....	425 25
Aug. 4, 1870.	Interest on \$235,500, Pennsylvania State bonds,	7,065 00
Do.	Interest on \$20,000, Pennsylvania war loan.....	600 00
Do.	Premium on above war loan, 21 per cent.....	126 00
Total disbursements to the Agr'l College during the year..		<u><u>24,178 35</u></u>

Respectfully submitted.

J. M. CAMPBELL,

Surveyor General.

APPENDIX. .

BOARD OF PROPERTY.

A Board of Property, consisting of the Attorney General, Secretary of the Commonwealth and Surveyor General, is authorized by law. "Their powers are to hear and determine in all cases of controversy on caveats, in all matters of difficulty or irregularity touching escheats, warrants on escheats, warrants to agree, rights of pre-emption, promises, imperfect titles or otherwise, which heretofore have, or hereafter may arise in transacting the business of the Land Office."

PRESENT BOARD.

F. CARROLL BREWSTER, *Attorney General.*

FR. JORDAN, *Secretary of the Commonwealth.*

JACOB M. CAMPBELL, *Surveyor General.*

The stated meetings of the board will be held on the second Wednesday of every alternate month, to wit: February 8th, April 12th, June 13th, August 9th, October 11th, and December 13th, 1871. All communications for the consideration of the board should be addressed to the Surveyor General.

NOTE.—No particular form of caveat is required, but the survey or other office right against which it is entered, together with the reasons for filing the same, should be distinctly stated. After the caveat has been entered, if not more than two years have elapsed before proceeding thereon, either party may apply for a citation to bring the matter in controversy before the board, and after citation issues must give the opposing party thirty days' notice of the time fixed for hearing the case; and either desiring to take depositions to be read in evidence, must give the other at least ten days' notice of the time and place, and before whom they are to be taken.

All other matters, within the powers of the board to hear and determine, should be brought before it by petition.

A circular letter, containing the following suggestions, has been sent each of the county surveyors, and is inserted for the information of those who may be interested:

1. You will faithfully execute every warrant that may be directed to you from this office, to the best of your skill, knowledge and understanding, according to the direction of such warrant. But before you make return of any lands by you surveyed on new warrants, endeavor to be satisfied that no warrant or other office right of an earlier date has been located on the same land, and on your return certify whether the lands have been improved, and for how many years. If no vacant land is found at the place designated by the calls of the warrant, and you are therefore unable to make return of survey of any unappropriated land, you will certify that fact to this office, setting forth by whom and under what tenure or prior right the land is held.

2. You will, in no case, execute warrants on any other land than that which they particularly describe; and in order that your returns of survey may appear to be so executed, it will be necessary for you to be particularly attentive to the *adjoiners mentioned in the warrant*; and where there has been any change in them between the issuing and executing of the warrant, it should be noted in your return of survey.

3. You will make a separate return for each warrant or order, issued from this office, within six months after the receipt thereof, with a protracted figure of the survey, exactly performed; taking notice that all streams of water intersecting or crossing the lines of your survey, be distinctly and visibly marked on the draft, at the very place of intersection or crossing, and the distance from the corners expressed on the lines which it crosses; and to mark on your draft, by dotted lines, so much of the adjoining surveys as may serve to show how they connect with your return. Also when surveys are bounded by creeks or rivers, you will set down the courses and distances by the several meanderings, that the contents may be calculated at this office.

4. When you return a part of a tract of land, you will in all cases specify the quantity of acres contained in the whole tract, and on the draft of the survey represent the residue of the tract by dotted lines. But you are in no event to make and return to this office a "re-survey" of a tract either to include more land or to exclude any part, or in anywise alter the original boundary lines thereof, *unless authorized to do so by an order of the Board of Property*. When an order of re-survey has been issued and sent to you for execution, you are to strictly follow the directions therein contained.

5. You may not make use of any chain-carriers but such as are of good character, and who shall have taken a solemn oath (which you are authorized by law to administer) justly and exactly to execute their trust, without favor, partiality or affection.

6. You will not make return of any survey, but such as has actually been

made on the ground; and take care that all outlines and boundaries be fairly and visibly marked before you quit the ground.

7. You may make official returns where the surveys have actually been made by your predecessors, provided they be correct, and where they have been located agreeably to the calls of the warrant.

8. Surveys on warrants or other office rights intended to be returned to this office, *must be duly certified by the county surveyor*, and that the certificates be uniform over the State, use the forms prescribed by this Department.

9. You may return any surplus not exceeding one hundred acres above the quantity mentioned in the warrant, but you will recollect that the price of such surplus land must be first paid into the State Treasury, before the return can be accepted in this office, of which you will give notice to the owners of the warrant, *and always send the money to pay the excess with the return of survey.*

10. All returns to this office should be under cover, directed to me, and your name subscribed on the margin of the paper or envelope enclosing the same.

11. You are to keep your office open within your county, for the reception of all warrants directed to you, which shall be entered in a book, kept for that purpose; distinguishing therein the name of the warrantee, quantity of land granted, date of warrant, and the day when you received it. Also, in another book, you shall keep fair and regular entries in order of time, of all surveys and re-surveys, by you made, in pursuance of any warrant or order of re-survey which you shall receive, with a draft or plot thereof, and field notes annexed.

12. You shall as soon as possible after the receipt of these instructions, notify this Department of the place where you may keep your office, together with your post office address.

13. You will be particularly careful in executing warrants granted after the 1st day of June, 1814, and not founded on actual settlement, not to interfere with the rights of settlers, and in all cases where an actual resident settlement is included, note on your return whether it was commenced prior or subsequent to the 28th day of March, 1814.

14. *Nothing must be written on the back of any return of survey, but the name of the warrantee, the name of the county in which located and quantity of acres.* With each return of survey, send the tabling and calculation thereof, *upon a separate paper.*

15. Before you can enter upon the duties of your office, you will have to comply with the seventh section of the act of Assembly, passed the 9th day of April, 1850, which requires you to take an oath or affirmation, which must be administered in the "open" court of quarter sessions, and have a

copy of said oath duly certified to this Department; also have your bond recorded in your county, and forward the same to the *Secretary of the Commonwealth*, with seventy-five cents, the fee for filing *the same in his office*.

WARRANTS, SURVEYS AND PATENTS.

A WARRANT or order of survey authorizes only the survey of vacant lands, for they alone belong to the Commonwealth to grant. But whether the lands applied for are vacant or not, the land officers do not undertake to examine and in most instances do not possess the means of ascertaining. Of this the applicant must judge for himself. If he knows them to be appropriated by prior right, it is against conscience to take out a warrant for them, or to have them surveyed as vacant. But he may assert the invalidity of a former grant and insist on a survey. In that case the deputy surveyor ought, if it be known to him, to note it in his books and return of survey.

RETURNS OF SURVEYS.—Having finished the survey and plotted it, the surveyor ought to return it to the office of the Surveyor General. This is an important part of his duty. Many regulations and laws have from time to time required it, and from its omission frequent disputes have occurred. The deputy surveyor, however, is not obliged to return the survey until his fees and expenses are paid; and if the failure to return is occasioned by the neglect or refusal of the party to defray them, any loss thereby sustained is imputable to him and not to the officer. The regulations of the Proprietaries and the acts of Assembly concur in directing the return to be made on paying for the survey. * * * If the party pays or tenders the fees, it is the duty of the surveyor to return the survey in a convenient time, and the neglect or fraud of the surveyor will not affect his rights. But it lies on the party to show that the want of a return was not occasioned by any default or neglect of his own; and if there is nothing to show that the surveying fees were paid, the inference is that they were not paid. The deputy being a sworn officer, is, *prima facie*, presumed to have done his duty.

THE PATENT is a deed from the Commonwealth, under its great seal, conveying to the grantee all its right in the land, describing it by metes and bounds, and passes, as respects the Commonwealth, the complete legal title, all the preparatory measures of warrant, application, survey and acceptance being merged in the patent. As to third persons, it is *prima facie* evidence that all the previous requisites had been complied with. Before it issues, the purchase money due [and the patent fee] must always be paid; and the land is thenceforth discharged from the lien which till then existed. Generally, the grantee is concluded by the lines and boundaries described in the patent, though perhaps in a special case there might be an exception.

Third persons claiming by warrant, application, settlement or otherwise, may show that the patent was wrongfully issued to the patentee, or rather that he is trustee for him who has the right; the material condition being, not who has the patent, but to whom it ought to have been granted. For the land officers, in issuing the patent, act merely in a ministerial capacity, and cannot change the rules of law or rights of parties. And even though he who has the patent sell to a *bona fide* purchaser without notice, the vendee is in no better situation. His claim under the patent may be contested by one having a better right by settlement, warrant or location. These titles are not equities within the ordinary rule of being unavailing against the purchaser of the legal title. A patent founded on a fraudulent survey, or obtained by misrepresentation and deceit, is void against third persons affected by it.

The patent, however, has always been received in evidence in the first instance, to show that the legal title was out of the Commonwealth. The question whether it is good is a subsequent one.—SERGEANT.

DATES at which the county land lien dockets prepared under act of 20th May, 1864, and supplement of 4th April, 1868, were forwarded to the prothonotaries of the several counties.

Name of counties.	When sent.	Name of counties.	When sent.
Bedford.....	May 6, 1869	Northumberland.....	May 6, 1869
Berks.....	"	Schuykill.....	"
Bucks.....	"	Fulton	"
Bradford.....	"	Tioga	May 25, 1869
Greene.....	"	Somerset.....	"
Lancaster.....	"	Union	June 22, 1869
Lycoming.....	"	Fayette.....	"
Lebanon.....	"	Westmoreland.....	"
Potter.....	"	Lehigh.....	"
Susquehanna	"	Adams.....	"
Chester.....	"	Carbon	"
Columbia	"	Pike	"
Dauphin	"	Monroe.....	"
Delaware.....	"	Northampton....	"
Franklin.....	"	Wayne.....	"
Montgomery.....	"	Clinton.....	"
Montour.....	"	York	July 17, 1869

Name of counties.	When sent.	Name of counties.	When sent.
Indiana.....	July 17, 1869	Snyder.....	Aug. 12, 1869
Washington.....	"	Warren.....	"
Centre.....	"	Huntingdon.....	Sept. 8, 1869
Venango.....	"	Sullivan.....	"
Clarion.....	"	Wyoming.....	"
Jefferson.....	"	Mifflin.....	Sept. 14, 1869
Armstrong.....	"	Blair.....	Sept. 22, 1869
Beaver.....	Aug. 12, 1869	Allegheny.....	Oct. 22, 1869
Butler.....	"	Clearfield.....	"
Mercer.....	"	Cambria.....	Oct. 26, 1869
Lawrence.....	"	M'Kean.....	"
Crawford.....	"	Forest.....	"
Erie.....	"	Elk.....	Nov. 8, 1869
Cumberland.....	"	Cameron.....	"
Perry.....	"	Philadelphia.....	Nov. 27, 1869
Juniata.....	"	Luzerne.....	"

PATENTS.

The following regulations relative to issuing patents are published for the information and guidance of owners of unpatented lands:

I The patent must issue to the actual owner of the land or party holding title under the warrantee, or to the executors, trustees, or heirs and legal representatives of the person in whom title was vested at death, or to the guardians of minor children of the deceased.

II. Warrantees who remain the owners of the land warranted and surveyed to them, can obtain patents in their own names (if no caveat remains undetermined) without furnishing any brief or statement of title, upon payment of back purchase money, interest and fees.

III. Executors, trustees and guardians representing the warrantee, or his heirs, who apply for patents, should produce evidence of their appointment as such.

IV. When the land has passed out of the ownership of the original warrantee, or party who took out the office right, the applicant for patent will be required to furnish evidence of ownership. [See forms Nos. 7 and 8 of this report.]

V. The present owner of a part of a tract of land surveyed in pursuance of any given warrant, desiring to have a patent in his own name, can obtain it by having the county surveyor make return of survey of such part. In making the survey the county surveyor should, besides giving the courses and distances and quantity of acres in the particular part, indicate the whole of the original tract by dotted lines. The applicant will only be required to

pay his proportion of the whole amount due on the tract, with fees. Evidence of ownership to accompany application.

VI. When an unpatented original tract has been sold and sub-divided, the several present owners may unite in an application for patent and statement of title, and upon payment of amount due, with patent and other fees, a patent will issue to them, the said applicants, their heirs and assigns, according to their respective rights and interests, without setting forth the particular interest of each.

VII. In cases where it is difficult to submit the evidence of title required by this office in order to obtain a patent, any one or more of the owners of an unpatented tract can, through this Department, discharge the lien against said tract by the payment of the purchase money, interest and fees shown to be due by the land lien docket, and the interest since accrued, and a patent can at any time afterwards issue to those entitled to it upon proof of ownership.

VIII. The accounts in the lien docket are calculated to June 1, 1868. If to the amount due, as shown in its proper column, there be added the interest accruing from June 1, 1868, to the date of forwarding the docket to the prothonotary, at the rate given in the column of rate per cent. of interest, and on this sum, including the fees, (or when fees only are due,) interest be calculated at the rate of six per cent. from the time of forwarding the docket until the date of the application for patent, it will give the amount required to procure a patent. (See 2d sect. act of 20th May, 1864.)

A statement of the amount due on any particular tract or tracts, or any other information in relation thereto, will be promptly furnished, on application to this office.

MISCELLANEOUS.

An endorsement, say for example, "Returned, &c., February 22, 1815," which is frequently found on copies of warrants and surveys, does not mean the date at which the return of survey was received at this office, but the date at which the Surveyor General made a return of the tract to the Secretary of the Land Office for patenting. And when such endorsement is found on the back of a copy of a warrant or survey, even after the date at which the office of the Secretary of the Land Office was discontinued, it is an evidence in perhaps more than ninety-nine cases out of one hundred, that the tract is patented. Some exceptions have been found. Why the custom of marking the warrants and surveys thus, when a tract was patented, after the office of the Secretary of the Land Office was abolished on the 17th of April, 1843, is not apparent. This custom was discontinued on 1st of January, 1868, and the endorsement, "Patented to ———, 18—," substituted.

A mistaken idea, prevalent with many people not familiar with the Sur-

veyor General's office, is that the Department has connected drafts, showing the location of every tract of land surveyed in the several counties, and that therefore whatever of vacant land there may be in the State, can be readily found out at this office, and that information can, without difficulty, be given as to the adjoining surveys of any named tract, without advising the Department of the names and dates of the warrants upon which such surveys were made. Had the lands of the Commonwealth been first surveyed, and afterwards sold, this idea would have been correct; but the very reverse was the fact, for the lands were sold and warrants for subsequent surveys issued. And because of this policy the Department has only single and unconnected copies of the surveys. Unless a given survey calls for warrantee adjoiners, it would be a work altogether out of proportion to the fees allowed, to undertake to search out all the warrants and surveys, perhaps for a whole county, in order to find the adjoining tracts, or search for a supposed vacant piece of land; but the task is a comparatively easy one when the party seeking the information learns, as he can more readily do from the county surveyor, or persons in the neighborhood, the names of all the surrounding warrantees and dates of warrants, and communicates that data to this office.

It will be observed, from the foregoing, that in communicating with the Department, it is of the first importance to give the name of the warrantee and date of warrant of the survey or patent about which inquiry is made; but when the date of warrant cannot be given, the party asking for official copies or information should give quantity of acres, location, and any other data in his possession that will aid in searching for the tract.

Frequently applications for warrants for land, made out in due form, are sent to the office unaccompanied by the purchase money and warrant fee. Of course the warrants cannot issue until the proper amount of money is paid into the State Treasury, and the applications thus made gain no priority over others that might be made for the same lands, until all the requirements of law are complied with.

The law does not contemplate that credit should be given on account of fees for searches and official copies, and therefore it is suggested that in order to save correspondence, and insure more speedy attention, the proper amount of fees should be sent with each order. If too much is forwarded, the surplus will be promptly returned with the official papers asked for.

RECENT LEGISLATION RELATING TO THE SURVEYOR GENERAL'S OFFICE.

AN ACT

Directing public notice to be given when county land lien dockets are forwarded to the respective counties, and staying proceedings by the Attorney General for one year from the date of forwarding the same.

WHEREAS, The Surveyor General, at an early day, will be prepared to send out the county land lien dockets, containing accounts due the Commonwealth, on account of lands, prepared under the act approved the twentieth day of May, Anno Domini one thousand eight hundred and sixty-four, and the supplement thereto, approved the fourth day of April, Anno Domini one thousand eight hundred and sixty-eight:

And whereas, It is proper that the people owing the State, for or on account of lands, should have notice when the liens therefor are entered in the counties, and that a reasonable time should be given to enable them to liquidate their indebtedness and obtain patents for their lands, before suits shall be brought in such cases by the Attorney General; therefore,

SECTION 1. *Be it enacted by the Senate and House of Representatives of the Commonwealth of Pennsylvania in General Assembly met, and it is hereby enacted by the authority of the same*, That when any county land lien docket, prepared under the foregoing acts, shall be forwarded to any county, the Surveyor General is hereby authorized and directed to cause a notice thereof to be given in one English newspaper, published at the county seat of such county, and also in one German newspaper, if there be one in said county, setting forth that the land lien docket for that county has been forwarded to the prothonotary thereof: *Provided*, That no greater sum than ten dollars shall be paid for such notice or advertisement for any one county; and on evidence being submitted to the Auditor General that such advertisement has been authorized by the Surveyor General, and inserted at the usual rates of advertising, he shall draw his warrant on the Treasury in favor of the editor or publisher inserting the same.

SECTION 2. That no suit or suits shall be entered or instituted by the Attorney General, under the provisions of the seventh section of the act of the twentieth of May, Anno Domini one thousand eight hundred and sixty-four, until one year shall have elapsed from the date at which the

Surveyor General shall have forwarded to each county, respectively, the land lien docket for the same.

JOHN CLARK,

Speaker of the House of Representatives.

WILMER WORTHINGTON,

Speaker of the Senate.

APPROVED—The eighth day of April, Anno Domini one thousand eight hundred and sixty-nine.

JNO. W. GEARY.

A FURTHER SUPPLEMENT

To an act directing the entry of liens for the principal and interest due to the Commonwealth for lands held by virtue of locations or other office titles, approved the twentieth day of May, Anno Domini one thousand eight hundred and sixty-four.

WHEREAS, An examination of warrants and returns of survey show in many cases interferences in said returns, and in many instances where patents have issued on some of said surveys, there are balances due upon other warrants covering the same land ; therefore,

SECTION 1. *Be it enacted by the Senate and House of Representatives of the Commonwealth of Pennsylvania in General Assembly met, and it is hereby enacted by the authority of the same,* That whenever satisfactory evidence shall be given to the Surveyor General that a lien or liens have been entered against lands for which the Commonwealth has been fully paid, both for land and patent fees, he is hereby authorized, and it shall be his duty to give to the party or parties applying for the same, a release of said lien or liens, so far as said patented lands are concerned ; which said release may be entered on the land lien docket, in accordance with the provisions of the supplement to the act of which this is a further supplement, approved the fourth day of April, Anno Domini one thousand eight hundred and sixty-eight.

JOHN CLARK,

Speaker of the House of Representatives.

WILMER WORTHINGTON,

Speaker of the Senate.

APPROVED—The fifteenth day of April, Anno Domini one thousand eight hundred and sixty-nine.

JNO. W. GEARY.

As many persons will apply for releases under the provisions of this law, it is deemed proper to state what will be regarded as satisfactory evidence by this Department : Applicants, in order to avail themselves of

the act, should cause a plot or survey of the patented traets, and the unpatented interfering traets, (showing the manner in which, and to what extent, they cover the same land,) to be made by the county surveyor, who will certify that he has made the same, at the request of A, B and C—the owners of the patented traets, or parts of traets, or their agents or attorney—giving names of warrantees and dates of warrants and patents, and names and dates of warrants of the unpatented lands, and that he believes the interference or interferences to be as delineated by him. On a paper appended to the above plot of surveys, the applieant or applieants, his or their agent or attorney, will be required to make an affidavit that the interferences are believed to be as delineated by the county surveyor. A release will then issue to the owner or owners of the patented tract or traets, relieving them from any and all liability to pay the lien of the Commonwealth entered against such interfering unpatented tract or traets.

A SUPPLEMENT

To an act, entitled "An Act relative to the election of Auditor General, Surveyor General and county surveyors by the people," approved April ninth, one thousand eight hundred and fifty.

SECTION 1. *Be it enacted by the Senate and House of Representatives of the Commonwealth of Pennsylvania in General Assembly met, and it is hereby enacted by the authority of the same,* That the persons now or hereafter holding the office of county surveyor shall continue to hold and exercise all the duties appertaining to said office, until their successors are duly qualified according to the provisions of the act to which this is a supplement.

JOHN CLARK,

Speaker of the House of Representatives.

WILMER WORTHINGTON,

Speaker of the Senate.

APPROVED—The seventeenth day of April, Anno Domini one thousand eight hundred and sixty-nine.

JNO. W. GEARY.

AN ACT

Relative to returns of surveys to the office of the Surveyor General.

SECTION 1. *Be it enacted by the Senate and House of Representatives of the Commonwealth of Pennsylvania in General Assembly met, and it is hereby enacted by the authority of the same,* That so much of the second

section of the act approved the sixth day of April, Anno Domini one thousand eight hundred and thirty, as restricts returns of surveys on warrants thereafter to be issued, to an amount not greater than ten per centum beyond the number of acres for which the warrant issued, be and the same is hereby repealed: *Provided*, That any excess which may be returned under the provisions of prior laws shall be paid at the time of making such return of survey to the Surveyor General, otherwise the same shall not be accepted.

JOHN CLARK,

Speaker of the House of Representatives.

WILMER WORTHINGTON,

Speaker of the Senate.

APPROVED—The twenty-first day of April, Anno Domini one thousand eight hundred and sixty-nine.

JNO. W. GEARY.

AN ACT

Directing the entry of liens for the principal and interest due the Commonwealth, for lands held by virtue of locations, or other office titles.

SECTION 1. *Be it enacted by the Senate and House of Representatives of the Commonwealth of Pennsylvania in General Assembly met, and it is hereby enacted by the authority of the same*, That it shall be the duty of the Surveyor General to make out a list of all lands held by location, or any other office right, issued from the Land Department of this Commonwealth, of every kind and description, upon which no patents have issued, designating the county in which such lands are situated, with such other descriptions of the same as the records of his office will enable him to give, including the names in which such locations or other office rights are entered, and surveys have been returned; and on the list being completed, or any part thereof, be transmitted to the prothonotary of the county in which such lands are situated.

SECTION 2. That it shall be the duty of the Surveyor General to calculate the amount of purchase money, interest and fees, due on each unpatented tract; and after the descriptions of said tracts have been transmitted to the prothonotaries of the respective counties, and entered as hereinafter provided, the amounts so found to be due, together with five dollars for the labor and costs of making out and filing, shall form an aggregate sum, which shall be entered in a lien docket to be provided and kept for that purpose; and said sum shall bear interest at the rate of six per cent.

SECTION 3. That it shall be the duty of the prothonotary of each county, upon receiving any descriptive list as aforesaid, to provide a suitable

docket, with a proper index, for the purpose of recording all such descriptions of unpatented lands, and shall accurately record the same and index the name of the original warrantee or actual original settler, as the case may be, and each subsequent owner so far as ascertained, and preserve the same among the records of the county: *Provided*, That when any party in interest, by petition under oath or affirmation, setting out the facts in the case as in affidavit of defence, shall represent to the president judge of the court of common pleas of the county in which any tract or piece of land, against which the entry directed in the foregoing section has been made, or the principal part thereof, may lie, that said tract has been patented, either in the name against which the entry is made, or in any other name, the said judge shall, after such notice to the Surveyor General as he shall deem proper, proceed to hear the case of the petitioner; and the said judge shall, thereupon, make such decree in the premises, either by directing the said entry to be struck from the record, or such other order as to said entry, and also as to costs, as may seem equitable.

SECTION 4. That it shall be the duty of the prothonotary of each county, upon receiving from the Surveyor General any such list or calculation of amounts due the Commonwealth for purchase money, interest and fees, to provide a suitable docket, with index, in the form of the lien dockets now in use in the several counties of this Commonwealth, to be styled "Lien Docket of Unpatented Lands," and enter therein the amount so found to be due, which sum shall remain a lien upon such tract or tracts until paid; and that a fee of fifty cents be paid to the prothonotary for each description so entered, and that he be allowed the same fees on the liens entered as are now allowed on judgments entered by warrant of attorney in the court of common pleas.

SECTION 5. That it shall be the duty of the prothonotary, upon receiving any such descriptive list, to cause the same to be published in two newspapers, in the county where such lands are located, for three successive weeks; for which publication he shall be authorized to pay fifty cents for each tract, and charge the same as costs on the lien docket, and retain his fees and costs out of any moneys in his hands due the Commonwealth.

SECTION 6. The amounts which may be due to the Commonwealth on the lands mentioned in the first section of this act, may be paid in accordance with the existing laws in relation to such lands, if the same be paid prior to the first day of November next: *Provided*, That any costs which may have accrued, in accordance with the provisions of this act, shall also be paid; and that the act to graduate lands on which money is due and unpaid to the Commonwealth of Pennsylvania, approved April tenth, Anno Domini one thousand eight hundred and thirty-five, be revived and continued in force until the said first day of November next; and any survey and ap-

praisements made since the first day of August last, shall have the same validity for the issuing of patents thereon, as if the last mentioned law had been still in full force.

SECTION 7. That all liens due the Commonwealth for unpatented lands, after the first day of November, Anno Domini one thousand eight hundred and sixty-four, may be proceeded upon by the Attorney General of the Commonwealth, in the manner directed to be pursued against defaulting public officers, by the act of April sixteenth, one thousand eight hundred and forty-five, and the supplement thereto.

SECTION 8. All persons in the military and naval service of the United States shall be allowed one year after the expiration of said service, for the taking out of any patent or patents under the provisions of this act.

SECTION 9. That hereafter the patent fee, on town lots not exceeding one-fourth of an acre, shall be one dollar, and on lots not exceeding two acres, five dollars.

HENRY C. JOHNSON,

Speaker of the House of Representatives.

JOHN P. PENNEY,

Speaker of the Senate.

APPROVED—The twentieth day of May, Anno Domini one thousand eight hundred and sixty-four.

A. G. CURTIN.

NOTE.—The ninth section since made to read one-third of an acre, by a supplement, approved twenty-fourth of August, one thousand eight hundred and sixty-four.

SUPPLEMENT

To an act directing the entry of liens for the principal and interest due the Commonwealth for lands held by virtue of location or other office titles, approved the twentieth day of May, one thousand eight hundred and sixty-four.

SECTION 1. *Be it enacted by the Senate and House of Representatives of the Commonwealth of Pennsylvania in General Assembly met, and it is hereby enacted by the authority of the same,* That in lieu of the descriptive lists provided for in said act, it shall be the duty of the Surveyor General to make out and forward to the prothonotaries of the several counties, lien dockets, to be styled "Land Lien Dockets," containing lists of all unpatented and patented lands, situate in the counties respectively, upon which there is money due the Commonwealth, and in all cases where surveys have been returned, to enter therein the amount of purchase money, interest and all fees due, and said aggregate shall remain a lien on such tract until paid, or otherwise legally discharged: *Provided,* That the several prothonotaries

shall be allowed to charge the fees now authorized by law, when any information shall be desired from said record, and for entering any certificate, under the seal of the Surveyor General, setting forth that any lien or part of lien against an unpatented tract has been paid, shall charge the party presenting such certificate a fee of twenty-five cents for entering and filing the same.

SECTION 2. That the fifth section of the act to which this is a supplement, and so much of said act as is inconsistent herewith, be and the same is hereby repealed.

ELISHA W. DAVIS,
Speaker of the House of Representatives.

JAMES L. GRAHAM,
Speaker of the Senate.

APPROVED—The fourth day of April, Anno Domini one thousand eight hundred and sixty-eight.

JNO. W. GEARY.

PRICES OF LANDS IN PENNSYLVANIA AT VARIOUS PERIODS.

PRICES UNDER PENN AND HIS HEIRS.

Previous to the 27th of December, 1762, £15, 10s. (\$41 33) per hundred acres, with the exception of a few warrants in the lower counties at £3, 10s. (\$9 33) per hundred.

From the 27th of December, 1762, to the 5th of August, 1763, £9 (\$24) per hundred acres.

From the 5th of August, 1763, to the 6th of August, 1765, £15, 10s. (\$41 33.)

Locations and warrants from the 6th of July, 1765, to the 1st of July, 1784, £5 sterling, (\$22 22.)

PRICES UNDER THE COMMONWEALTH.

From the 1st of July, 1784, to the 3d of April, 1792, £10 (\$26 66 $\frac{2}{3}$) per hundred acres.

New purchase, 1784.—From the 1st of May, 1785, to the 1st of March, 1789, £30 (\$80.)

From the 1st of March, 1789, to the 3d of April, 1792, £20 (\$53 33 $\frac{1}{3}$.)

From the 3d of April, 1792, to the 1st of September, 1817, £5 (\$13 33 $\frac{1}{3}$) for land in the purchase of 1784, east of the Allegheny river and Cone-wango creek, unimproved.

Purchase of 1768, and the previous purchases.—From the 3d of April, 1792, to the 28th of March, 1814, unimproved, at the rate of fifty shillings ($\$6\ 66\frac{2}{3}$) per hundred acres.

Lands in the purchase of 1784, lying north and west of the rivers Ohio and Allegheny, and Conewango creek, £7, 10s. ($\$20$.)

Undrawn donation lands, from the 1st of October, 1813, at the rate of \$1 50 per acre.

Donation lands reduced, from the 25th of February, 1819, to fifty cents per acre.

From the 21st of March, 1814, lands within the purchase of 1768, and the previous purchases, to be at the rate of £10 ($\$26\ 66\frac{2}{3}$) per hundred acres.

From the 1st of September, 1817, lands within the purchase of 1784, east of the Allegheny river and Conewango creek, at the rate of £10, ($\$26\ 66\frac{2}{3}$), except such as have been settled on, agreeably to the act of the 3d of April, 1792, between said 3d of April and 1st of September, 1817.

Seventeen townships in Luzerne county—Price fixed by the commissioners: First class, \$2 per acre; second class, \$1 20; third class, 50 cents; fourth class, $8\frac{1}{4}$ cents.

PRESENT PRICE.

The present price of all vacant and unimproved land is now at the rate of £10 ($\$26\ 66\frac{2}{3}$) per hundred acres, except the following:

Lands lying north and west of the rivers Ohio and Allegheny, and Conewango creek, \$20 per hundred acres.

Reserve tracts near Erie, Waterford, &c., price fixed by commissioners.

Lands improved agreeably to the act of the 3d of April, 1792, fifty shillings, ($\$6\ 66\frac{2}{3}$), and £5 ($\$13\ 33\frac{1}{3}$) per hundred acres.

Lands held by Virginia warrants in the south-west part of the State—the warrants show the terms. (Lands were taken under Virginia warrants as low as ten shillings per hundred acres.)

It is the practice in the Land Office to charge for the *excess* of land above *ten per cent.* on fifty shilling warrants, at the rate of £10 per hundred acres.

WARRANT AND PATENT FEES.

Fee for warrant, \$4 50; for patent, \$10, except town lots under one-third of an acre, which are \$1, and lots over one-third, and not exceeding two acres, which are \$5.

TABLES.

Showing the price of from one acre to five hundred acres of Land of the various rates prescribed by the Proprietary and by the Commonwealth.

Warrants at £15 10s. per cent., 2 per cent. interest.

Acres...	Cents... Dollars..	Acres...	Cents... Dollars..	Acres...	Cents... Dollars..	Perches. Cents...	Perches. Cents...
1	41	37	15 29	73	30 17	4 1	90 22
2	83	38	15 70	74	30 58	8 2	95 23
3	1 24	39	16 12	75	31 00	12 3	99 24
4	1 65	40	16 53	76	31 41	17 4	103 25
5	2 07	41	16 94	77	31 82	21 5	107 26
6	2 48	42	17 36	78	32 24	25 6	111 27
7	2 89	43	17 77	79	32 65	29 7	115 28
8	3 31	44	18 18	80	33 06	33 8	119 29
9	3 72	45	18 60	81	33 48	37 9	123 30
10	4 13	46	19 01	82	33 89	41 10	127 31
11	4 54	47	19 42	83	34 30	45 11	131 32
12	4 96	48	19 84	84	34 72	49 12	135 33
13	5 37	49	20 25	85	35 13	53 13	139 34
14	5 78	50	20 66	86	35 54	57 14	143 35
15	6 20	51	21 08	87	35 96	62 15	147 36
16	6 61	52	21 49	88	36 37	66 16	152 37
17	7 02	53	21 90	89	36 78	70 17	156 38
18	7 44	54	22 32	90	37 20	74 18	160 39
19	7 85	55	22 73	91	37 61	78 19	164 40
20	8 27	56	23 14	92	38 02	82 20	169 41
21	8 68	57	23 56	93	38 44	86 21	
22	9 09	58	23 97	94	38 85		
23	9 50	59	24 38	95	39 26		
24	9 92	60	24 80	96	39 68		
25	10 33	61	25 21	97	40 09		
26	10 74	62	25 62	98	40 50		
27	11 16	63	26 04	99	40 92		
28	11 57	64	26 45	100	41 33		
29	11 98	65	26 86	200	82 67		
30	12 40	66	27 27	300	124 00		
31	12 81	67	27 69	400	165 33		
32	13 22	68	28 10	500	206 67		
33	13 64	69	28 52				
34	14 05	70	28 93				
35	14 46	71	29 34				
36	14 88	72	29 76				

SURVEYOR GENERAL'S REPORT.

31

Warrants at £10 per cent., 3 per cent. interest.

Acres.	Dolls.	Cts.	Acres.	Dolls.	Cts.	Acres.	Dolls.	Cts.	Acres.	Dolls.	Cts.	Per's.	Cts.
1		26	27	7	20	53	14	13	79	21	07	6	1
2		53	28	7	47	54	14	40	80	21	33	13	2
3		80	29	7	73	55	14	67	81	21	60	19	3
4	1	06	30	8	00	56	14	93	82	21	87	25	4
5	1	33	31	8	27	57	15	20	83	22	14	32	5
6	1	60	32	8	53	58	15	47	84	22	41	38	6
7	1	87	33	8	80	59	15	73	85	22	67	45	7
8	2	13	34	9	07	60	16	00	86	22	93	51	8
9	2	40	35	9	33	61	16	27	87	23	20	57	9
10	2	67	36	9	60	62	16	53	88	23	47	64	10
11	2	93	37	9	87	63	16	80	89	23	73	70	11
12	3	20	38	10	13	64	17	07	90	24	00	76	12
13	3	47	39	10	40	65	17	33	91	24	27	83	13
14	3	73	40	10	67	66	17	60	92	24	53	89	14
15	4	00	41	10	93	67	17	87	93	24	80	96	15
16	4	27	42	11	20	68	18	13	94	25	07	102	16
17	4	53	43	11	47	69	18	40	95	25	33	108	17
18	4	80	44	11	73	70	18	67	96	25	60	114	18
19	5	07	45	12	00	71	18	93	97	25	87	121	19
20	5	33	46	12	27	72	19	20	98	26	13	127	20
21	5	60	47	12	53	73	19	47	99	26	40	134	21
22	5	87	48	12	80	74	19	73	100	26	67	140	22
23	6	13	49	13	07	75	20	00	200	53	33	146	23
24	6	40	50	13	33	76	20	27	300	80	00	153	24
25	6	67	51	13	60	77	20	53	400	106	67	159	25
26	6	93	52	13	87	78	20	80	500	133	33	165	26

Warrants at £9 Currency per cent., 3 per cent. interest.

Acres.	Dolls.	Cts.	Acres.	Dolls.	Cts.	Acres.	Dolls.	Cts.	Acres.	Dolls.	Cts.	Per's.	Cts.
1		24	27	6	48	53	12	72	79	18	96	7	1
2		48	28	6	72	54	12	96	80	19	20	14	2
3		72	29	6	96	55	13	20	81	19	44	21	3
4		96	30	7	20	56	13	44	82	19	68	28	4
5	1	20	31	7	44	57	13	68	83	19	92	35	5
6	1	44	32	7	68	58	13	92	84	20	16	42	6
7	1	68	33	7	92	59	14	16	85	20	40	49	7
8	1	92	34	8	16	60	14	40	86	20	64	56	8
9	2	16	35	8	40	61	14	64	87	20	88	64	9
10	2	40	36	8	64	62	14	88	88	21	12	71	10
11	2	64	37	8	88	63	15	12	89	21	36	78	11
12	2	88	38	9	12	64	15	36	90	21	60	85	12
13	3	12	39	9	36	65	15	60	91	21	84	92	13
14	3	36	40	9	60	66	15	84	92	22	08	99	14
15	3	60	41	9	84	67	16	08	93	22	32	106	15
16	3	84	42	10	08	68	16	32	94	22	56	113	16
17	4	08	43	10	32	69	16	56	95	22	80	120	17
18	4	32	44	10	56	70	16	80	96	23	04	127	18
19	4	56	45	10	80	71	17	04	97	23	28	134	19
20	4	80	46	11	04	72	17	28	98	23	52	141	20
21	5	04	47	11	28	73	17	52	99	23	76	148	21
22	5	28	48	11	52	74	17	76	100	24	00	155	22
23	5	52	49	11	76	75	18	00	200	48	00	163	23
24	5	76	50	12	00	76	18	24	300	72	00	169	24
25	6	00	51	12	24	77	18	48	400	96	00		
26	6	24	52	12	48	78	18	72	500	120	00		

Lands at £5 Sterling per cent., $3\frac{1}{2}$ per cent. interest.

Cts.		Per's.		Cts.		Acres.		Cts.		Dolls.		Acres.		Cts.		Dolls.		Acres.	
1	22	8	1	55	12	82	18	28	6	22	55	12	28	6	22	55	12	28	6
2	44	15	2	56	12	83	18	29	6	44	56	12	29	6	44	56	12	29	6
3	67	23	3	57	12	84	18	30	6	67	57	12	30	6	67	57	12	30	6
4	89	31	4	58	12	85	18	31	6	89	58	12	31	6	89	58	12	31	6
5	1 12	38	5	59	13	86	19	32	7	11	59	13	32	7	11	59	13	32	7
6	1 33	46	6	60	13	87	19	33	7	33	60	13	33	7	33	60	13	33	7
7	1 56	53	7	61	13	88	19	34	7	56	61	13	34	7	56	61	13	34	7
8	1 78	61	8	62	13	89	19	35	7	78	62	13	35	7	78	62	13	35	7
9	2 00	69	9	63	14	90	20	36	8	00	63	14	36	8	00	63	14	36	8
10	2 22	76	10	64	14	91	20	37	8	22	64	14	37	8	22	64	14	37	8
11	2 44	84	11	65	14	92	20	38	8	44	65	14	38	8	44	65	14	38	8
12	2 67	92	12	66	14	93	20	39	8	67	66	14	39	8	67	66	14	39	8
13	2 89	99	13	67	14	94	20	40	8	89	67	14	40	8	89	67	14	40	8
14	3 11	107	14	68	15	95	21	41	9	11	68	15	41	9	11	68	15	41	9
15	3 33	114	15	69	15	96	21	42	9	33	69	15	42	9	33	69	15	42	9
16	3 56	122	16	70	15	97	21	43	9	56	70	15	43	9	56	70	15	43	9
17	3 78	130	17	71	15	98	21	44	9	78	71	15	44	9	78	71	15	44	9
18	4 00	138	18	72	16	99	22	45	10	00	72	16	45	10	00	72	16	45	10
19	4 22	145	19	73	16	100	22	46	10	22	73	16	46	10	22	73	16	46	10
20	4 44	153	20	74	16	110	24	47	10	44	74	16	47	10	44	74	16	47	10
21	4 67	160	21	75	16	125	27	48	10	67	75	16	48	10	67	75	16	48	10
22	4 89	168	22	76	16	200	44	49	10	89	76	16	49	10	89	76	16	49	10
23	5 11	169	22	77	17	300	66	50	11	11	77	17	50	11	11	77	17	50	11
24	5 33			78	17	400	88	51	11	33	78	17	51	11	33	78	17	51	11
25	5 56			79	17	500	111	52	11	56	79	17	52	11	56	79	17	52	11
26	5 78			80	17			53	11	78	80	17	53	11	78	80	17	53	11
27	6 00			81	18			54	12	00	81	18	54	12	00	81	18	54	12

Lands at £7 10s. per cent., or \$20, 3½ per cent. interest

Cts.		Per's.	Cts.		Cts.		Cts.	
Acres.	Dolls.		Acres.	Dolls.	Acres.	Dolls.	Acres.	Dolls.
1	20	8	53	10 60	79	15 80		1
2	40	16	54	10 80	80	16 00		2
3	60	24	55	11 00	81	16 20		3
4	80	32	56	11 20	82	16 40		4
5	1 00	40	57	11 40	83	16 60		5
6	1 20	48	58	11 60	84	16 80		6
7	1 40	56	59	11 80	85	17 00		7
8	1 60	64	60	12 00	86	17 20		8
9	1 80	72	61	12 20	87	17 40		9
10	2 00	80	62	12 40	88	17 60		10
11	2 20	88	63	12 60	89	17 80		11
12	2 40	96	64	12 80	90	18 00		12
13	2 60	104	65	13 00	91	18 20		13
14	2 80	112	66	13 20	92	18 40		14
15	3 00	120	67	13 40	93	18 60		15
16	3 20	128	68	13 60	94	18 80		16
17	3 40	136	69	13 80	95	19 00		17
18	3 60	144	70	14 00	96	19 20		18
19	3 80	152	71	14 20	97	19 40		19
20	4 00	160	72	14 40	98	19 60		20
21	4 20		73	14 60	99	19 80		
22	4 40		74	14 80	100	20 00		
23	4 60		75	15 00	200	40 00		
24	4 80		76	15 20	300	60 00		
25	5 00		77	15 40	400	80 00		
26	5 20		78	15 60	500	100 00		

SURVEYOR GENERAL'S REPORT.

33

Warrants at £5 Currency, 4 per cent. interest.

Acres.	Cts. Dolls.	Acres.	Cts. Dolls.	Acres.	Cts. Dolls.	Acres.	Cts. Dolls.	Per's.	Cts.
1	13	28	3 73	54	7 20	80	10 66	13	1
2	26	29	3 86	55	7 33	81	10 80	25	2
3	40	30	4 00	56	7 46	82	11 06	38	3
4	53	31	4 13	57	7 60	83	11 20	50	4
5	66	32	4 26	58	7 73	84	11 33	63	5
6	80	33	4 40	59	7 86	85	11 46	75	6
7	93	34	4 53	60	8 00	86	11 60	88	7
8	1 06	35	4 66	61	8 13	87	11 73	100	8
9	1 20	36	4 80	62	8 26	88	11 86	113	9
10	1 33	37	4 93	63	8 40	89	12 00	125	10
11	1 46	38	5 06	64	8 53	90	12 13	138	11
12	1 60	39	5 20	65	8 66	91	12 26	150	12
13	1 73	40	5 33	66	8 80	92	12 40	163	13
14	1 86	41	5 46	67	8 93	93	12 53	169	13
15	2 00	42	5 60	68	9 06	94	12 66		
16	2 13	43	5 73	69	9 20	95	12 80		
17	2 26	44	5 86	70	9 33	96	12 93		
18	2 40	45	6 00	71	9 46	97	13 06		
19	2 53	46	6 13	72	9 69	98	13 20		
20	2 66	47	6 26	73	9 86	99	13 33		
21	2 80	48	6 40	74	10 00	100	20 00		
22	2 93	49	6 53	75	10 13	150	26 66		
23	3 06	50	6 66	76	10 26	200	40 00		
24	3 20	51	6 80	77	10 40	300	53 33		
25	3 33	52	6 93	78	10 53	400	66 67		
26	3 46	53	7 06	79		500			
27	3 60								

Warrants at 50 Shillings per cent., or \$6 67, 6 per cent.

Acres.	Cts. Dolls.	Acres.	Cts. Dolls.	Acres.	Cts. Dolls.	Acres.	Cts. Dolls.	Per's.	Cts.
1	07	28	1 87	55	3 67	82	5 47	25	1
2	13	29	1 93	56	3 73	83	5 53	51	2
3	20	30	2 00	57	3 80	84	5 60	76	3
4	27	31	2 07	58	3 87	85	5 67	102	4
5	33	32	2 13	59	3 93	86	5 73	127	5
6	40	33	2 20	60	4 00	87	5 80	152	6
7	47	34	2 27	61	4 07	88	5 87	169	6
8	53	35	2 33	62	4 13	89	5 93		
9	60	36	2 40	63	4 20	90	6 00		
10	67	37	2 47	64	4 27	91	6 07		
11	73	38	2 53	65	4 33	92	6 13		
12	80	39	2 60	66	4 40	93	6 20		
13	87	40	2 67	67	4 47	94	6 27		
14	93	41	2 73	68	4 53	95	6 33		
15	1 00	42	2 80	69	4 60	96	6 40		
16	1 07	43	2 87	70	4 67	97	6 47		
17	1 13	44	2 93	71	4 73	98	6 53		
18	1 20	45	3 00	72	4 80	99	6 60		
19	1 27	46	3 07	73	4 87	100	6 67		
20	1 33	47	3 13	74	4 93	150	10 00		
21	1 40	48	3 20	75	5 00	200	13 33		
22	1 47	49	3 27	76	5 07	250	16 66		
23	1 53	50	3 33	77	5 13	300	20 00		
24	1 60	51	3 40	78	5 20	400	26 67		
25	1 67	52	3 47	79	5 27	500	33 33		
26	1 73	53	3 53	80	5 33				
27	1 80	54	3 60	81	5 40				

FORMS.

FORM No. 1.

FORM OF APPLICATION FOR LAND ON WHICH A SETTLEMENT HAS BEEN MADE.

— — — — —, of the township of — — — — —, in the county of — — — — —, applies for — — — — — acres of land, situate in said township and county, adjoining lands of — — — — — on the east, — — — — — on the south, — — — — — on the west, and — — — — — on the north.

To the Surveyor General.

— — — — — County, ss:

Before us, the subscribers, two of the justices of the peace in and for said county, personally came — — — — —, a disinterested witness, and being sworn agreeably to law, did depose and say, that to his certain knowledge, the above described tract of land was first improved in the month of — — — — —, A. D. — — — — —, and not before; that grain had been raised thereon, and that the said — — — — — and family are now settled and reside on the same tract of land, and has continued to reside thereon ever since the — — — — — day of — — — — —, A. D. — — — — —.

Sworn and subscribed this — — — — — day of — — — — — A. D. — — — — —, before us.

A — — — — — B — — — — —, J. P.


C — — — — — D — — — — —, J. P.

— — — — — County, ss:

Before me, the subscriber, a justice of the peace in and for said county, personally came — — — — —, the above named applicant, who being duly sworn according to law, did depose and say, that to the best of his knowledge and belief, no warrant or other office right was issued for the land above described, either in his own name, or in the name or names of and person or persons under whom he claims the same.

Sworn and subscribed before me, this — — — — — day of — — — — —, A. D. — — — — —.

E — — — — — F — — — — —, J. P.

 This last certificate is not necessary in the purchase of 1784, embracing the counties of Erie, Crawford, Mercer, Lawrence, Butler, Venango, Clarion, Jefferson, Forest, Warren, Elk, Cameron, M'Kean, Potter and Tioga; Bradford county west of the Susquehanna and north of Towanda creek; Lycoming west of Pine creek; Clinton and Clearfield north of the West Branch of the Susquehanna; Indiana and Armstrong north of a line drawn from Canoe Place to Kittanning, and thence down the Allegheny river; Allegheny north of the Ohio and Allegheny rivers, and Beaver north of the Ohio river.

FORM No. 2.

FORM OF APPLICATION FOR LAND WHICH HAS BEEN IMPROVED BUT NOT SETTLED ON.

_____, of the township of _____, in the county of _____, applies for _____ acres of land, situate in said township and county, adjoining lands of _____ on the east, _____ on the south, _____ on the west, and _____ on the north.

To the Surveyor General.

_____ County, ss :

Before us, the subscribers, two of the justices of the peace in and for said county, personally came _____, a disinterested witness, who being sworn according to law, did depose and say, that to his certain knowledge, the land above described was first improved in the month of _____, A. D. _____, and not before.

Sworn and subscribed before us, this — day of _____, A. D. _____.

A— B—, J. P.


C— D—, J. P.

_____ County, ss :

Before me, the subscriber, a justice of the peace in and for said county, personally came _____, the above named applicant, who being duly sworn according to law, did depose and say, that to the best of his knowledge and belief, no warrant or other office right was issued for the land above described, either in his own name or in the name or names of any person or persons under whom he claims the same.

Sworn and subscribed before me, this — day of _____, A. D. _____.

E— F—, J. P.

 This last certificate is not necessary in the purchase of 1784.

SURVEYOR GENERAL'S REPORT.

FORM No. 3.

FORM OF APPLICATION FOR UNIMPROVED LAND.

_____, of the township of _____, in the county of _____, applies for _____ acres of land, situate in said township and county, adjoining lands of _____ on the east, _____ on the south, _____ on the west, and _____ on the north.

To the Surveyor General.

_____ County, ss :

Before us, the subscribers, two of the justices of the peace in and for said county, personally came _____, a disinterested witness, who being sworn according to law, did depose and say, that to his certain knowledge, the land described in the above application is unimproved, and as he verily believes, not heretofore claimed by any other person.

Sworn and subscribed before us, this — day of _____, A. D. _____.

A_____ B_____, J. P.


C_____ D_____, J. P.

_____ County, ss :

Before me, the subscriber, a justice of the peace in and for said county, personally came _____, the above named applicant, who being duly sworn according to law, did depose and say, that to the best of his knowledge and belief, no warrant or other office right was issued for the land above described, either in his own name, or in the name or names of any person or persons under whom he claims the same.

Sworn and subscribed before me, this — day of _____, A. D. _____.

E_____ F_____, J. P.

 This last certificate is not necessary in the purchase of 1784.

FORM No. 4.

FORM OF APPLICATION FOR LAND NORTH AND WEST OF THE OHIO AND ALLEGHENY RIVERS AND CONEWANGO CREEK, ON WHICH AN ACTUAL SETTLEMENT AND IMPROVEMENT HAS BEEN MADE.

A—— B——, of the township of ——, in the county of ——, applies for a patent for —— acres —— perches of land, lying north and west of the rivers Ohio and Allegheny and Conewango creek, situate in the township of ——, in the county of ——, adjoining lands of —— on the north, —— on the south, —— on the east, and —— on the west, on which an actual settlement and improvement has been made.

A —— B——.

To the Surveyor General.

—— County, ss :

Before the subscribers, two of the justices of the peace in and for said county, personally came C—— D——, a disinterested witness, who being sworn according to law, deposes and saith, that to his certain knowledge, the above described and applied for land was first improved by ——, on the —— day of ——, A. D.——, that he erected a house and other buildings thereon, fit for the habitation of man, that the said —— has resided thereon with his family, since the —— day of ——, and is now residing thereon, and that he has cleared and cultivated at least —— acres of the same.

C—— D——.

Sworn and subscribed before me, this —— day of —— A. D. ——.

G—— H——, *J. P.*

J—— L——, *J. P.*

I, E—— F——, County Surveyor, in and for the county of ——, do hereby certify, that from the survey books and other official documents in my possession, the above described and applied for tract of land does not appear to have been surveyed or appropriated to any other person than the said applicant, or any other person under whom he claims the same by warrant or otherwise.

In witness whereof, I have hereunto set my hand, this —— day of ——, A. D. ——.

E—— F——, *County Surveyor.*

SURVEYOR GENERAL'S REPORT.

FORM No. 5.

FOR RETURN OF AN ORIGINAL SURVEY.

Draft of a tract of land containing — acres, — perches and allowance of six per cent. for roads, &c., situated in — township, in the county of —, surveyed the — day of —, 187—, in pursuance of a warrant granted to —, dated the — day of —, 18—.

—, C. S.

To —, *Surveyor General.*

FORM No. 5½.

FOR RETURN OF A TRACT SURVEYED BY A FORMER DEPUTY OR COUNTY SURVEYOR.

Draft of a tract of land containing — acres and — perches and allowance of six per cent. for roads, &c., situate in — township, in the county of —, surveyed the — day of —, by —, then — surveyor, in pursuance of a warrant granted to —, dated the — day of —.

I hereby certify that the foregoing is a correct copy of a survey filed amongst the records of the County Surveyor's office, of this county, and that it has been examined by me and found to be correct.

—, C. S.

To —, *Surveyor General.*

FORM No. 6.

FOR RETURN OF PART OF A TRACT FOR PATENTING.

Draft of a tract of land, situated in — township, in the county of —, containing — acres, — perches, and allowance of six per cent. for roads, &c., surveyed for —, the — day of —; being a part of a larger tract of — acres, — perches, and allowance; originally surveyed in pursuance of a warrant granted to —, dated the — day of —.

—, C. S.

To —, *Surveyor General.*

NOTE.—When this form is used, the county surveyor should indicate by *dotted lines* the remainder of the original survey; thus showing the particular location of the part returned.

FORM No 7.

FORM OF APPLICATION FOR PATENT WHEN THE PRESENT OWNER CAN GIVE
STATEMENT OF TITLE FROM THE WARRANTEE OR PARTY WHO TOOK OUT
THE OFFICE RIGHT.

I, ———, of ———, in the county of ———, the present owner of
—— acres and ——— perches, and allowances of land, now situate in ———
township, ——— county, surveyed on a warrant to ———, dated the
—— day of ———, herewith forward the amount of purchase money, interest
and fees due the Commonwealth, and request that a patent issue in my name
for the said tract.

[Here give statement of title.]

To the Surveyor General.

—— County, ss:

Before me, the subscriber, a justice of the peace in and for said county,
personally came ———, the above named applicant, who, being duly
sworn according to law, did depose and say, that to the best of his knowledge
and belief, the facts set forth in the foregoing application are true; and further,
that he does not know of any other person or persons claiming title to the
above described land, under the aforesaid warrantee.

Sworn and subscribed before me, this — day of ———.

——, J. P.

—— County, ss :

Before me, the subscriber, a justice of the peace in and for said county,
personally came ———, a reputable citizen of the township and county
in which the land is situate, for which a patent is asked in the foregoing
application, who, being duly sworn according to law, did depose and say, that
he knows the applicant to be the reputed owner of the land above described.

Sworn and subscribed before me, this — day of ———.

——, J. P.

NOTE.—When there is more than one owner of the tract, or when the ap-
plication is for part only of the original tract, the form can be varied to sui
the requirements of the case.

SURVEYOR GENERAL'S REPORT.

FORM NO. 8.

FORM OF APPLICATION FOR PATENT WHEN THE PRESENT OWNER CANNOT GIVE
A COMPLETE STATEMENT OF TITLE FROM THE WARRANTEE OR OTHER PER-
SON WHO TOOK OUT THE OFFICE RIGHT.

I, ———, of ———, in the county of ———, the present owner of
—— acres and ——— perches, and allowance of land, now situated in ———
township, ——— county, surveyed on a warrant to ———, dated the
—— day of ———, herewith forward the amount of purchase money, interest
and fees due the Commonwealth, and request that a patent issue in my name
for the said tract. And further represent, that owing to the length of time
which has elapsed since the warrant was taken out, and the great number of
conveyances and assurances in law vesting title to the same, I am unable to
give a connected statement of them.

To the Surveyor-General.

—— County, ss :

Before me, the subscriber, a justice of the peace in and for the said county,
personally came ———, the above named applicant, who, being duly
sworn according to law, did depose and say, that to the best of his know-
ledge and belief, the facts set forth in the foregoing application are true; and
further, that he does not know of any other person or persons claiming title
to the above described land, under the aforesaid warrantee.

Sworn and subscribed before me, this — day of —.

——, J. P.

—— County, ss :

Before me, the subscriber, a justice of the peace in and for said county,
personally came ———, a reputable citizen of the township and county
in which the land is situate, for which a patent is asked in the foregoing ap-
plication, who, being duly sworn according to law, did depose and say, that
to the best of his knowledge and belief, the aforesaid applicant, and those
under whom he claims title, have held the above described tract of land by
peaceable possession, and the exercise of ownership, for more than twenty-
one years last past.

Sworn and subscribed before me, this — day of —.

——, J. P.

NOTE.—When there is more than one owner of the tract, or when the ap-
plication is for part only of the original tract, the form can be varied to suit
the requirements of the case.

Names and date, day, month and year of the erection of the several counties of the Commonwealth of Pennsylvania, and the territory from which they were formed; the three first counties which were formed, to wit: Philadelphia, Bucks and Chester, were established at the first settlement of the Province of Pennsylvania, and formed the only original counties of all that territory of which the now great State is formed, comprised of sixty-six counties, as follow, viz:

1. Adams, January 22, 1800, formed of a part of York.
2. Allegheny, September 24, 1788, formed of a part of Westmoreland and Washington.
3. Armstrong, March 12, 1800, formed of a part of Allegheny, Westmoreland and Lycoming.
4. Beaver, March 12, 1800, formed of a part of Allegheny and Washington.
5. Bedford, March 9, 1771, formed of a part of Cumberland.
6. Berks, March 11, 1752, formed of a part of Philadelphia, Chester and Lancaster.
7. Blair, February 26, 1846, formed of a part of Huntingdon and Bedford.
8. Bradford, February 21, 1810, formed of a part of Luzerne and Lycoming.*
9. Bucks, one of the original counties of the Province.†
10. Butler, March 12, 1800, formed of a part of Allegheny.
11. Cambria, March 26, 1804, formed of a part of Huntingdon, Somerset and Bedford.
12. Cameron, March 29, 1860, formed of a part of Clinton, Elk, M'Kean and Potter.
13. Carbon, March 13, 1843, formed of a part of Northampton and Monroe.
14. Centre, February 13, 1800, formed of a part of Mifflin, Northumberland, Lycoming and Huntingdon.
15. Chester, one of the original counties established at the first settlement of the Province.
16. Clarion, March 11, 1839, formed of a part of Venango and Armstrong.
17. Clearfield, March 26, 1804, formed of a part of Lycoming and Northumberland.
18. Clinton, June 21, 1839, formed of a part of Lycoming and Centre.
19. Columbia, March 22, 1813, formed of a part of Northumberland.
20. Crawford, March 12, 1800, formed of a part of Allegheny.
21. Cumberland, January 27, 1750, formed of a part of Lancaster.
22. Dauphin, March 4, 1785, formed of a part of Lancaster.

* Previous to March 24, 1812, this county was called Ontario, but its name was changed to Bradford on that day.

† Bucks county was one of the three original counties established at the first settlement of the Province of Pennsylvania; the other two being Philadelphia and Chester.—See *Votes of the Assembly*, Vol. 1.

23. Delaware, September 26, 1789, formed of a part of Chester
24. Elk, April 18, 1843, formed of a part of Jefferson, Clearfield and M'Kean.
25. Erie, March 12, 1800, formed of a part of Allegheny.
26. Fayette, September 26, 1783, formed of a part of Westmoreland.
27. Forest, April 11, 1848, formed from a part of Jefferson and Venango.*
28. Franklin, September 9, 1784, formed from a part of Cumberland.
29. Fulton, April 19, 1850, formed from a part of Bedford.
30. Greene, February 9, 1796, formed from a part of Washington.
31. Huntingdon, September 20, 1787, formed from a part of Bedford.
32. Indiana, March 30, 1803, formed from a part of Westmoreland and Lyeoming.
33. Jefferson, March 26, 1804, formed from a part of Lyeoming.
34. Juniata, March 2, 1831, formed from a part of Mifflin.
35. Lancaster, May 10, 1729, formed from a part of Chester.
36. Lawrence, March 25, 1850, formed from a part of Beaver and Mercer.
37. Lebanon, February 16, 1813, formed from a part of Dauphin and Lancaster.
38. Lehigh, March 6, 1812, formed from a part of Northampton.
39. Luzerne, September 25, 1786, formed from a part of Northumberland.
40. Lyeoming, April 13, 1796, formed from a part of Northumberland.
41. M'Kean, March 20, 1804, formed from a part of Lyeoming.
42. Mercer, March 12, 1800, formed from a part of Allegheny.
43. Mifflin, September 19, 1789, formed from a part of Cumberland and Northumberland.
44. Monroe, April 1, 1836, formed from a part of Northampton and Pike.
45. Montgomery, September 10, 1784, formed from a part of Philadelphia.
46. Montour, May 3, 1850, formed from a part of Columbia.
47. Northampton, March 11, 1752, formed from a part of Bucks.
48. Northumberland, March 27, 1772, formed from parts of Lancaster, Cumberland, Berks, Bedford and Northampton.
49. Perry, March 22, 1820, formed from a part of Cumberland.
50. Philadelphia, one of the three original counties established at the first settlement of the Province.
51. Pike, March 26, 1814, formed from a part of Wayne.
52. Potter, March 26, 1804, formed from a part of Lyeoming.
53. Schuylkill, March 1, 1811, formed from a part of Berks and Northampton.
54. Snyder, March 2, 1855, formed from a part of Union.
55. Somerset, April 17, 1795, formed from a part of Bedford.
56. Sullivan, March 15, 1847, formed from a part of Lyeoming.
57. Susquehanna, February 21, 1810, formed from a part of Luzerne.

* Part of Venango added by act approved October 31, 1866.

58. Tioga, March 26, 1804, formed from a part of Lycoming.
59. Union, March 22, 1813, formed from a part of Northumberland.
60. Venango, March 13, 1800, formed from a part of Allegheny and Lycoming.
61. Warren, March 12, 1800, formed from a part of Allegheny and Lycoming.
62. Wayne, March 21, 1796, formed from a part of Northampton.
63. Washington, March 28, 1781, formed from a part of Westmoreland.
64. Westmoreland, February 26, 1773, formed from a part of Bedford, and in 1785 part of the purchase of 1784 was added thereto.
65. Wyoming, April 4, 1842, formed from a part of Luzerne.
66. York, August 19, 1749, formed from a part of Lancaster.

A TABULAR STATEMENT

Of the population, square miles and number of acres in the several counties of the Commonwealth of Pennsylvania, together with the Names, of their respective County Seats.

NAMES.	Popula'n 1860.	Popula'n 1870.	Square miles.	Aeres.	County seats.
Adams.....	28,006	30,315	528	337,920	Gettysburg.
Allegheny	178,831	262,383	754	482,560	Pittsburg.
Armstrong	35,797	43,385	639	408,960	Kittanning.
Beaver	29,140	36,132	466	298,240	Beaver c. h.
Bedford	26,736	28,636	994	636,160	Bedford.
Berks.....	93,818	106,739	920	588,800	Reading.
Blair.....	27,829	38,051	594	380,160	Hollidaysburg,
Bradford	48,734	53,109	1,174	751,360	Towanda.
Bucks	63,578	64,357	605	387,200	Doylestown.
Butler	35,594	36,485	785	502,400	Butler.
Cambria.....	29,155	36,572	670	428,800	Ebensburg.
Cameron*.....	.....	4,273	407	260,480	Emporium.
Centre.....	27,000	34,394	1,075	688,000	Bellefonte.
Carbon	21,033	28,208	400	256,000	Mauch Ch'nk.
Chester.....	74,578	77,824	738	472,320	West Chester.
Clarion	24,988	26,542	600	384,000	Clarion.
Clearfield	18,759	25,779	1,190	761,600	Clearfield.
Clinton	17,723	23,213	924	591,360	Loek Haven.
Columbia	25,065	28,765	431	275,840	Bloomsburg.
Crawford	48,755	63,827	984	629,760	Meadville.
Cumberland	40,098	43,885	544	348,160	Carlisle.
Dauphin	46,756	60,737	559	357,760	Harrisburg.
Delaware.....	30,597	39,541	177	113,280	Media.
Elk	5,915	8,488	698	446,720	Ridgway.
Erie.....	49,432	65,977	750	480,000	Eric.
Fayette.....	39,909	43,284	824	527,360	Uniontown.
Forest†.....	898	4,010	445	284,800	Tionesta.
Franklin	42,126	45,383	750	480,000	Chambersburg.
Fulton	9,131	9,361	420	268,800	M'Connellsburg.
Greene	24,343	25,893	608	389,120	Waynesburg.
Huntingdon	28,100	31,252	840	537,600	Huntingdon.
Indiana	33,687	36,123	770	492,800	Indiana.
Jefferson	18,270	21,661	645	412,800	Brookville.
Juniata	16,986	17,391	351	224,640	Mifflintown.
Lancaster.....	116,314	121,426	950	608,000	Lancaster.
Lawrence	22,999	27,298	358	229,120	New Castle.
Lebanon	31,831	34,117	306	195,840	Lebanon.
Lehigh	43,753	56,792	364	232,960	Allentown.
Luzerne	90,244	160,951	1,400	896,000	Wilkesbarre.
Lycoming.....	37,399	47,632	1,080	691,200	Williamsport.
M'Kean	8,859	8,826	1,120	716,800	Smethport.
Mercer	36,856	49,981	650	416,000	Mercer.
Mifflin	16,340	17,509	370	236,800	Lewistown.
Monroe.....	16,758	18,389	600	384,000	Stroudsburg.
Montgomery	70,500	81,612	472	303,080	Norristown.
Montour	13,053	15,334	148	94,720	Danville.
Northampton	47,904	61,403	375	240,000	Easton.
Northumberland	28,922	41,440	457	292,480	Sunbury.
Perry	22,793	25,486	539	344,960	N. Bloomfield.
Philadelphia	565,529	†673,726	126	80,640	Philadelphia.
Carried forward.....	2,411,421	2,943,897	32,574	20,848,360	

* Not organized until after the census of 1860 had been taken. The population included in other counties.


† Part of Venango county added to Forest, by act of Assembly, approved October 31, 1866. The population transferred not ascertained.

‡ Re-enumeration.

TABULAR STATEMENT—*Continued.*

NAMES.	Population 1860.	Population in 1870.	Square miles.	Acres.	County seats.
Bro't forward.....	2, 411, 421	2, 943, 897	32, 574	20, 848, 360	.....
Pike.....	7, 155	8, 414	600	384, 000	Milford.
Potter.....	11, 470	11, 424	1, 071	685, 440	Coudersport.
Schuylkill.....	89, 510	109, 325	760	486, 400	Pottsville.
Snyder.....	15, 035	15, 606	293	187, 520	Middleburg.
Somerset.....	26, 778	28, 235	1, 066	682, 240	Somerset.
Sullivan..	5, 637	6, 191	433	275, 200	Laporte.
Susquehanna.....	36, 267	37, 530	797	510, 080	Montrose.
Tioga.....	31, 044	35, 102	1, 116	714, 240	Wellsboro'.
Union.....	14, 145	15, 568	258	165, 120	Lewisburg.
Venango*.....	25, 043	47, 522	516	330, 240	Franklin.
Warren.....	19, 190	23, 897	861	551, 040	Warren c. h.
Washington.....	46, 805	48, 481	896	573, 440	Washington.
Wayne.....	32, 239	33, 210	720	460, 800	Honesdale.
Westmoreland.....	53, 736	58, 699	1, 050	672, 000	Greensburg.
Wyoming.....	12, 540	14, 585	409	261, 760	Tunkhannock.
York.....	68, 200	76, 217	900	576, 000	York.
	2, 906, 215	3, 513, 903	44, 317	28, 362, 880	

*Part of Venango county added to Forest, by act of Assembly, approved October 31, 1866. The population transferred not ascertained. Population of 1870 obtained from official sources.

 Pennsylvania is situate between 39 deg. 43 min. and 42 deg. north latitude, and 2 deg. 17 min. east, and 3 deg. 31 min. west longitude, from Washington. Its mean length is 280.39 miles, mean breadth 158.05 miles; its greatest length is $302\frac{1}{4}$ miles, and greatest breadth 175 miles and 192 perches.

The latitude of Greenwich is 51 deg. 28 min. 39 sec. north, and the latitude of Washington 38 deg. 53 min. 39 sec. north. The longitude of Philadelphia from Greenwich is 75 deg. 18 min. west, and the longitude of Greenwich from Washington is 77 deg. 9 min. east.

The above statement has been taken and calculated from the best charts and tables known and accessible to the Land Office.

SURVEYOR GENERAL'S REPORT.

List of County Surveyors whose election or appointment has been officially reported to this Department.

COUNTIES.	NAME OF SURVEYORS.	POST OFFICE.
Adams.....	Jesse D. Keller.....	Hanover.
Allegheny.....	R. L. M'Cully.....	Pittsburg.
Armstrong.....	Alexander Gordon.....	Leechburg.
Beaver.....	Azariah Wynn.....	Beaver.
Bedford.....	Samuel Kettermen.....	Bedford.
Berks.....	Daniel S. Zacharias.....	Reading.
Blair.....	James L. Gwin.....	Altoona.
Bradford.....	Oliver W. Stevens.....	Camptown.
Bucks.....	Thomas M'Reynolds.....	White Hallville.
Butler.....	Nathan M. Slater.....	Petersburg.
Cambria.....	Henry Seanlan.....	Carrolltown.
Cameron.....	Edward Vosburg.....	Driftwood.
Carbon.....	Henry Boyer.....	Weissport.
Centre.....	E. J. Deshler.....	Aaronsburg.
Chester.....	Edward B. Ashbridge.....	No oath of office filed.
Clarion.....	Samuel Conner.....	Limestone.
Clinton.....	John L. Eekel.....	Sugar Valley.
Clearfield.....	Samuel F. M'Closkey.....	Curwensville.
Crawford.....	Thomas Van Horn.....	Meadville.
Columbia.....	Isaac A. Dewitt.....	Rohrsburg.
Cumberland.....	John C. Eekles.....	Carlisle.
Dauphin.....	Thomas Strohm.....	Linglestown.
Delaware.....	Joseph Taylor.....	No oath filed.
Elk.....	.....	.....
Eric.....	Robert P. Holliday.....	Fairview.
Fayette.....	Andrew J. Gilmore.....	Masontown.
Forest.....	Samuel J. Irwin.....	Tionesta.
Franklin.....	Emanuel Kuhn.....	Chambersburg.
Fulton.....	Isaac N. Culp.....	Fort Littleton.
Greene.....	George Hoge.....	Oak Forest.
Huntingdon.....	James E. Glasgow.....	Cassville.
Indiana.....	Thompson M'Crea.....	Brush Valley.
Jefferson.....	James Caldwell.....	Brookville.
Juniata.....	Adam Wilt.....	Liverpool.
Lancaster.....	A. R. Witmer.....	Safe Harbor.
Lawrence.....	Henry Pearson.....	.....
Lebanon.....	Henry C. Grittinger.....	Lebanon.
Lehigh.....	George Blank.....	Coopersburg.
Lycoming.....	John S. Laird.....	Jersey Shore.
Luzerne.....	Patrick Blewitt.....	Seranton.
Mereer.....	O. H. Gould.....	Mereer.
Mifflin.....	John Swartzell.....	Lock's Mills.
M'Kean.....	.....	.....
Monroe.....	Melehoir Spragle.....	Stroudsburg.
Montgomery.....	.....	.....
Montour.....	George W. West.....	Danville.
Northampton.....	Birge Pearson.....	Easton.

COUNTY SURVEYORS—*Continued.*

COUNTIES.	NAME OF SURVEYORS.	POST OFFICE.
Northumberland....	J. R. Hilbush.....	Mahanoy.
Perry	S. H. Galbraith.....	New Bloomfield.
Philadelphia.....	.....	.....
Pike.....	John Layton.....	Dingman's Ferry.
Potter.....	C. L. Hoyt.....	No oath filed.
Schuylkill	Joseph Huntzinger.....	Hegins.
Somerset	A. J. Colborn.....	Somerset.
Sullivan	Job L. King.....	Eldredville.
Susquehanna	James W. Chapman.....	Montrose.
Snyder.....	.....	.....
Tioga	David Heise.....	Wellsboro'.
Union.....	Reuben F. Brown.....	Lewisburg.
Venango.....	Geo. M. Bowman.....	Franklin.
Warren.....	Henry Cobham.....	Warren.
Washington.....	Jacob Gayman.....	.....
Wayne.....	Edwin E. Tallman.....	Starrucca.
Westmoreland.....	W. R. Barnhart.....	Greensburg.
Wyoming.....	C. W. Hine.....	Tunkhannock.
York.....	Benjamin Leese.....	Codorus.

Compliments of R. MacCoy

ANNUAL REPORT

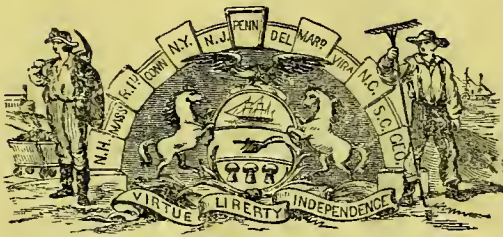
OF THE

SURVEYOR GENERAL

OF THE

Commonwealth of Pennsylvania,

For the year ending Nov. 30, 1870.



HARRISBURG:

B. SINGERLY, STATE PRINTER.

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